20 +/- ACRES IN CITRUS SPRINGS FLORIDA

20 +/- Acres Citrus County, FL \$160,000

NEW LISTING



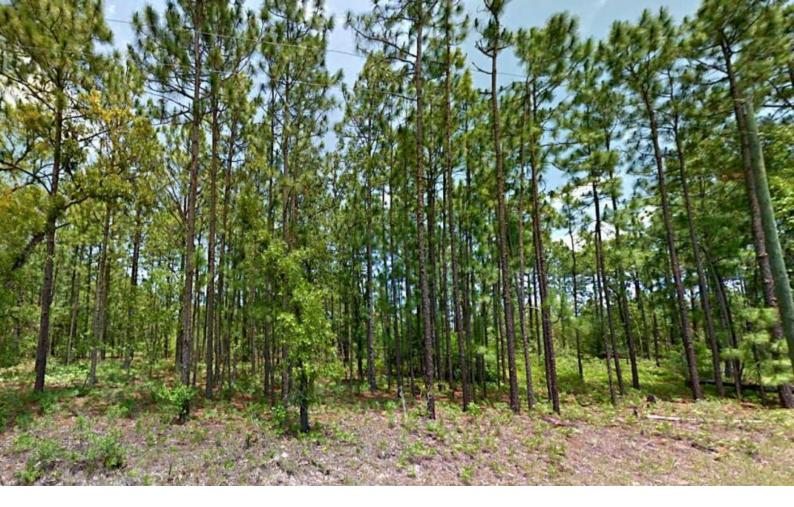




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OVERVIEW:

Offered are two (2) adjacent 10 acre mol parcels with hard road access on Landmark Drive or via easement off of Fuller Terrace to the east. Both lots are zoned RUR-MH, are wooded and outside of the flood plain. With in close proximity to the Citrus Springs Golf and Country Club and a short distance to the Gulf of Mexico. This property is perfect for someone who wants privacy yet close to all the amenities.

PARCEL #/ID: 3438862 and 3438874

TAXES: (Call Agent for Details)

ADDRESS:

2451 W. Landmark Drive 7500 N. Fuller Terrace Citrus Springs, FL 34434

LOCATION:

From Suncoast Parkway (FL-589 Toll N) go east on US-98 S in Hernando County, Continue on US-98 S. to Citrus Way (County Rd 491) and north on Elkcam Blvd then west on Landmark Dr. Property is on the north side.

ACREAGE BREAKDOWN:

 $20 + \mbox{/-}$ acres Property consists of two (2) $10 + \mbox{/-}$ acre parcels. Alt Key: 3438862 and 3438874



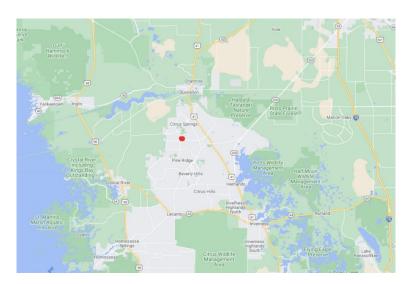


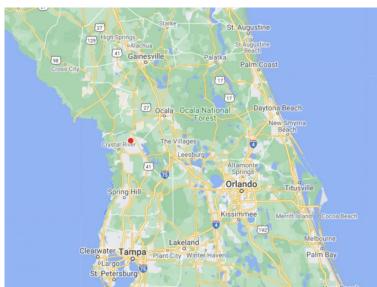
PROPERTY HIGHLIGHTS:

· Zoned RUR-MH (Rural Residential with Mobile Home Allowed)

LEGAL DESCRIPTION:

LR-06-04 ACCEPTED 2/1/06 SURVEY IN OR BK 2044 PG 953 PARCELS A and B) PARCEL A: COMM AT THE NW COR OF S1/2 OF NE1/4 SEC 27-17-18, SD PT ALSO BEING THE SW CORN OF LOT 6 BLK 710 CITRUS SPRINGS UNIT 14 PB6/110, TH N 89D 42M 45S E AL THE N LINE OF SD S1/2 OF NE1/4 AND AL THE S LINE OF SD BLK 710 A DIST OF 2638.20 FT TO THE NE CORN OF SD S1/2 OF NE1/4. TH S 0D 19M 20S E AL THE E LINE OF SD S1/2 OF NE1/4 AND AL THE W LINE OF BLK 708 AND 707 OF SD CITRUS SPRINGS UNIT 14 A DIST OF 1310.03 FT TO THE SE CORN OF SD S1/2 OF NE1/4, SD PT ALSO BEING ON THE N LINE OF BLK 706, TH S 89D 34M 22S W AL SD LINE A DIST OF 1999.62 FT TO THE POB, TH S 89D 34M 22S W AL SD LINE A DIST OF 649.82 FT TO THE SW CORN OF SD S1/2 OF NE1/4. SD PT BEING ALSO ON THE E LINE OF BLK 704, TH N 0D 16M 16S W AL SD LINE 658.29 FT, TH N 89D 41M 50S E 656.48 FT, TH S 0D 18M 35S W 656.92 FT TO THE POB -and- CITRUS SPRINGS UNIT 14 PB 6 PG 110 LOT 4 BLK 705 TITLE IN OR BK 2202 PG 2223 And LR-06-04 ACCEPTED 2/1/06 SURVEY IN OR BK 2044 PG 953 PARCELS A and B) PARCEL B: COM AT THE NW CORN OF S1/2 OF NE1/4 SEC 27-17-18 SD PT ALSO BEING THE SW CORN OF LOT 6 BLK 710 CITRUS SPRINGS UNIT 14 PB 6/110 TH N 89D 42M 45S E AL THE N LN OF SD S1/2 OF NE1/4 AND AL THE S LN OF SD BLK 710







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